

requirements for district funded improvements

Buildings in the District are generally in good condition, but many are a part of the city's older building stock. Some buildings have not been maintained properly for decades. Over time, the wear and tear that buildings have endured begins to show and the deterioration can effect how potential customers perceive your business and business district.

As a priority, business and property owners are strongly encouraged to determine if their storefront facades have water or structural damage that would impair improvements funded with District grant resources. Business and/or property owners should act to quickly correct such damages prior to submitting applications to participate in the District's storefront improvement initiative.

As an eligible participant within the initiative, owners should work with designers to select the materials that best meet their storefront image needs while understanding the maintenance requirements of those materials. Expensive materials are not always the best.

Owners are expected to maintain improvements that are funded by District Government in "good condition" for a five (5) year period. As a part of its periodic review during this period, the District's project manager will survey the condition of improvements with the following expectations in mind.

EXPECTATIONS

- Owners should clean and repaint a storefront, if needed, during the third year following construction completion.
- Visibility into storefronts will be maintained per the guidelines outlined in this document.
- Signage and display windows will be lit during the evening hours as a marketing tool for the business.
- Should an establishment go out of business within the five (5) year period, property owners must maintain and/or make all improvements and needed changes in accordance with these guidelines. Proposed changes must be submitted and approved by the District's project manager at the Department of Housing and Community Development.
- Sidewalks must be swept and cleaned on a regular basis.
- Outdated signs must be removed immediately.
- Planters, window boxes and any landscaping elements must be properly maintained and free of debris.
- Graffiti must be removed immediately and the façade restored to its prior "improved" condition.
- Any additional improvements to facades within the five (5) year period should adhere to the guidelines in this document. All additions must be discussed with and approved by the District's appointed project manager, and must be executed by reputable DC licensed contractors.
- Any and/or all improvements must be in compliance with all applicable laws, codes and regulations of the District of Columbia.



THE OWNER OF HEAVEN'S LITTLE FLOWER SHOP (GEORGETOWN) RECOGNIZES THE IMPORTANCE OF A WELL-MAINTAINED AND PRESENTABLE STOREFRONT TO INCREASING SALES.

regulatory agencies and documents

All storefront improvements and new construction must comply with the rules and regulations of the District of Columbia's historic preservation (if within a historic structure or district) and zoning codes for land use, lot coverage, floor area ratio, parking, and exterior alterations. Additionally, all construction is subject to the requirements of the following building codes: 1. District of Columbia Construction Codes (1999 Supplement); 2. BOCA National Building Code/1996; 3. International Plumbing Code/1995; 4. International Mechanical Code/1996; 5. BOCA National Fire Prevention Code/1996; 6. BOCA National Property Maintenance Code/1996; and 7. NFPA National Electrical Code/1996.

OFFICE OF PLANNING REVITALIZATION PLANNING

801 North Capitol Street NE, Suite 4000

Washington, DC 20002

202.442.7600

The District of Columbia's Office of Planning – Revitalization Planning Division works closely with the staff of the Department of Housing and Community Development on select project locations receiving Community Development Block Grant Funds for storefront improvements. Revitalization Planning staff provide design review assistance to DHCD for projects that are not historic or are not within historic districts. Information about the Office of Planning can be found at <http://planning.dc.gov/main.shtm>.

OFFICE OF PLANNING HISTORIC PRESERVATION

801 North Capitol Street NE, Suite 3000

Washington, DC 20002

202.442.7600

The Office of Planning - Historic Preservation Division provides design review for new construction or reconstruction on historic landmarks or within historic districts. An inventory of historic sites can be found online at: <http://planning.dc.gov/preservation/inventory.shtm>. Maps of Historic Districts within the city are available.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

801 North Capitol Street NE, Suite 6000

Washington, DC 20002

202.442.7200

The Department of Housing and Community Development (DHCD) provides funds for community and economic development projects including storefront improvements in eligible areas. DHCD fosters partnerships with nonprofit organizations to 1. create and maintain stable neighborhoods, 2. Retain and expand the city's tax base, 3. Promote economic opportunities through community empowerment, and 4. Retain and create job and business opportunities. More information about DHCD can be found at <http://dhcd.dc.gov>.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

941 North Capitol Street, NE

Washington, DC 20002

202.442.4400

The Department of Consumer and Regulatory Affairs (DCRA) regulates business activities, land and building use, construction safety, rental housing and real estate, alcoholic beverage control, and occupational and professional conduct within the District. DCRA takes legal action against non-compliant businesses and individuals. The DC Construction Codes Supplement can be found at: <http://dcra.dc.gov/information>.

reSTORE DC – MAIN STREETS

441 4th Street NW, Suite 1140

Washington, DC 2000

202.727.5208

reSTORE DC seeks to promote and market neighborhood business districts; improve their appearance and economic health; and strengthen the capacity of local groups to access effective District government services. The program focuses on building partnerships among retail/commercial revitalization stakeholders.